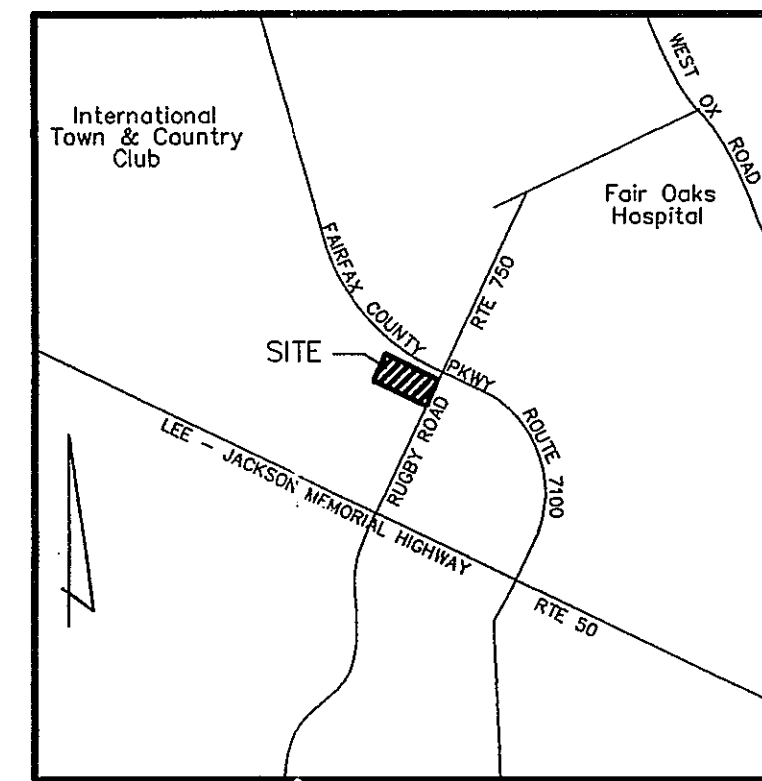


Madison / Rugby Road II

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA GENERALIZED DEVELOPMENT PLAN



VICINITY MAP
SCALE : 1" = 2,000'

APPLICANT:

Madison Homes
6723 Whittier Avenue
Suite 104
McLean, Virginia 22101



SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN
4. GENERALIZED DEVELOPMENT PLAN

May 4, 2001
Revised: July 26, 2001
Revised: October 12, 2001
Revised: October 23, 2001

Application No. R2201-50-034 Staff T. Cullen
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-11-2001
Date of (GDP) (PC) approval 1-28-2002
Sheet 1 of 4

See also R2 201-50-035

Madison / Rugby Road II

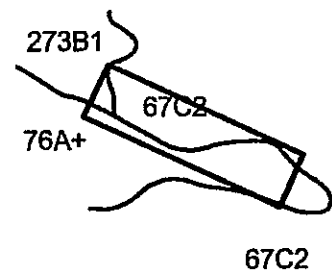
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN

RECEIVED

NOV 25 2001

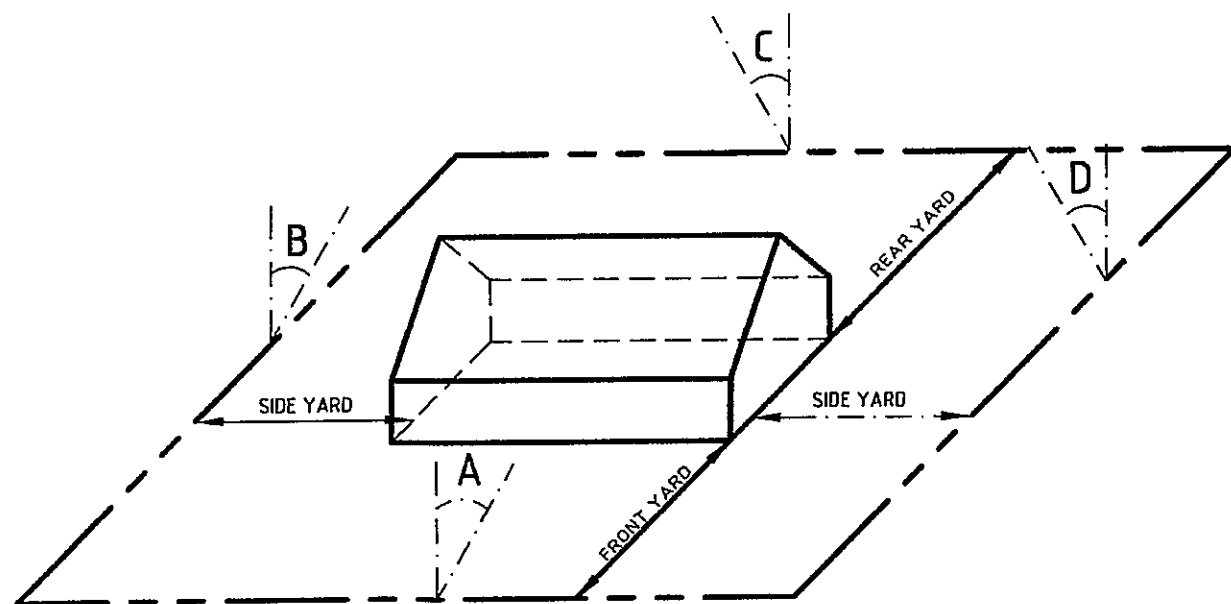
DEPARTMENT OF PLANNING AND ZONING

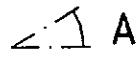
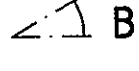
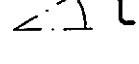
RECEIVED



SOILS MAP 1"=500'

67C2 Penn Fine Sandy Loam, Rolling Phase
76A+ Calverton Loam, Nearly Level Phase
273B1 Reading Silt Loam, Undulating Phase



FRONT YARD:  A	15'	WITH A BUILDING HEIGHT OF 35' BUT NOT LESS THAN 5'	35'	THE FRONT YARD = 9'
SIDE YARD:  B	15'	WITH A BUILDING HEIGHT OF 35' BUT NOT LESS THAN 10'	35'	THE SIDE YARD = 9'
REAR YARD:  C	30'	WITH A BUILDING HEIGHT OF 35' BUT NOT LESS THAN 20'	35'	THE REAR YARD = 20'

ANGLE OF BULK PLANE - Single Family Attached

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

MADISON/RUGBY ROAD II

10/24/01

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 45-2 (22) 17 AND CONSISTS OF 1.93 ACRES.
2. THE TOPOGRAPHICAL INFORMATION SHOWN HEREON IS AT TWO (2) FOOT CONTOUR INTERVALS AND IS FIELD RUN BY DEWBERRY & DAVIS LLC.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC.
4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN THE PROPOSED ABOVE GROUND FACILITY AS GENERALLY SHOWN ON THE GRAPHIC UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES (DPW&ES).

AT THIS TIME, IT IS ANTICIPATED THAT BMP REQUIREMENTS WILL BE SATISFIED BY A BIORETENTION FACILITY (RAIN GARDEN) IN THE GENERAL LOCATION AS SHOWN HEREON. THE EXACT SIZE, SHAPE AND LOCATION OF THE RAIN GARDEN WILL BE DETERMINED WITH FINAL ENGINEERING. GIVEN THE RELATIVELY SMALL SITE AREA, A WAIVER OF STORMWATER DETENTION WILL BE REQUESTED.
5. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
6. OTHER THAN THE REQUIRED FRONTAGE IMPROVEMENTS TO ROUTE 750 (RUGBY ROAD), THERE ARE NO OTHER PUBLIC IMPROVEMENTS PROPOSED.
7. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.
8. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.
9. PURSUANT TO PAR. 3 OF SECT. 13-304, A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN AND WESTERN BOUNDARIES IS HEREBY REQUESTED. PURSUANT TO PAR. 5 OF SECT. 13-304, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IS HEREBY REQUESTED ALONG THE NORTHERN AND SOUTHERN BOUNDARIES.
10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA)/ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.
11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
12. THERE ARE SINGLE FAMILY DETACHED DWELLINGS TO THE NORTH, SINGLE FAMILY DETACHED AND INSTITUTIONAL USES TO THE EAST, A GOLF COURSE AND DRIVING RANGE ARE ADJACENT TO THE WEST AND TO THE SOUTH ARE A COMBINATION OF SINGLE FAMILY ATTACHED AND DETACHED DWELLING UNITS. THE PROPOSED SINGLE FAMILY ATTACHED UNITS WILL NOT POSE ANY ADVERSE EFFECTS ON THE ADJACENT OR NEIGHBORING PROPERTIES.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
14. PURSUANT TO SECT. 9-610 OF THE ZONING ORDINANCE, A WAIVER OF THE MINIMUM DISTRICT SIZE FOR THE R-5 DISTRICT IS HEREBY REQUESTED.
15. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
16. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355, HAZARDOUS WASTE AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280, EXIST OR WILL BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THE SUBJECT PROPERTY.

17. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE UP8, LEE-JACKSON COMMUNITY PLANNING SECTOR; FAIRFAX CENTER AREA UNIT A, SUB-UNIT A1 OF THE UPPER POTOMAC, FAIRFAX CENTER AREA DISTRICTS IN PLANNING AREA III. THE COMPREHENSIVE PLAN RECOMMENDATION IS ONE (1) TO TWO (2) DWELLING UNITS PER ACRE WITH AN OPTION FOR FOUR (4) TO FIVE (5) DWELLING UNITS PER ACRE WITH ALL LAND CONSOLIDATED.

THERE IS A COMPREHENSIVE PLAN AMENDMENT PENDING WHICH CHANGES THE REQUIREMENT FROM "ALL" TO "SUBSTANTIAL" CONSOLIDATION TO SATISFY THE FOUR (4) TO FIVE (5) DWELLING UNIT PER ACRE OPTION. IF THE COMPREHENSIVE PLAN AMENDMENT IS APPROVED BY THE BOARD OF SUPERVISORS, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

18. THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHADE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

THE DENSITY AND BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

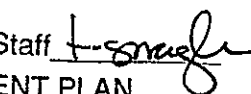
19. IT IS TO BE NOTED THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
20. THERE IS ONE (1) DWELLING LOCATED ON THIS PROPERTY WHICH WAS CONSTRUCTED IN THE 1960-1970 TIMEFRAME. THIS STRUCTURE HAS NO HISTORICAL OR ARCHITECTURAL VALUE AND, THEREFORE, WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT PROCESS.
21. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OF GREATER ON THE SUBJECT PROPERTY.
22. AT TIME OF SUBDIVISION PLAN PREPARATION, EVERY EFFORT WILL BE MADE TO PRESERVE SOME OF THE TREES ON SITE WHICH CAN BE VIEWED AS NATURAL FEATURES. WITH THE EXCEPTION OF THE UNIQUE PRODUCT MIX AND STRATEGICALLY PLACED OPEN SPACE AND RAIN GARDEN, THERE ARE NO OTHER SPECIAL AMENITIES PROPOSED FOR THE PROPERTY.
23. THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A PEDESTRIAN TRAIL ALONG THE RUGBY ROAD PROPERTY FRONTAGE. THE TRAIL ALONG RUGBY ROAD WILL BE CONSTRUCTED AS SHOWN HEREON.
24. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

MADISON/RUGBY ROAD II

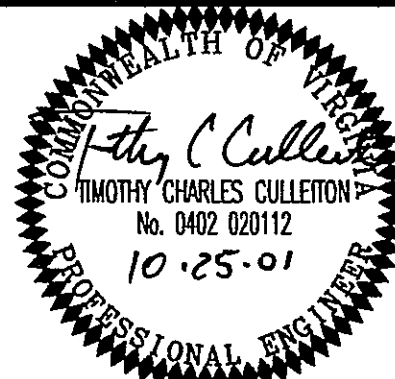
10/24/01

TABULATION:

EXISTING ZONING.....	R-1
PROPOSED ZONING.....	R-5
TOTAL LAND AREA	1.93± AC
PROPOSED NUMBER OF DWELLING UNITS.....	9
PROPOSED MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM DENSITY PERMITTED	5.0 DU/AC
MAXIMUM DENSITY PROVIDED.....	4.66 DU/AC
PARKING SPACES REQUIRED.....	21
PARKING SPACES PROVIDED.....	26
OPEN SPACE REQUIRED/PROVIDED (25%)	0.48± AC

Application No. RZ 2001-SU-035 Staff 
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-11-2001
Date of (GDP) (PC) approval 1-28-2002
Sheet 2 of 4

Revised: October 23, 2001
Revised: October 12, 2001
Revised: July 26, 2001



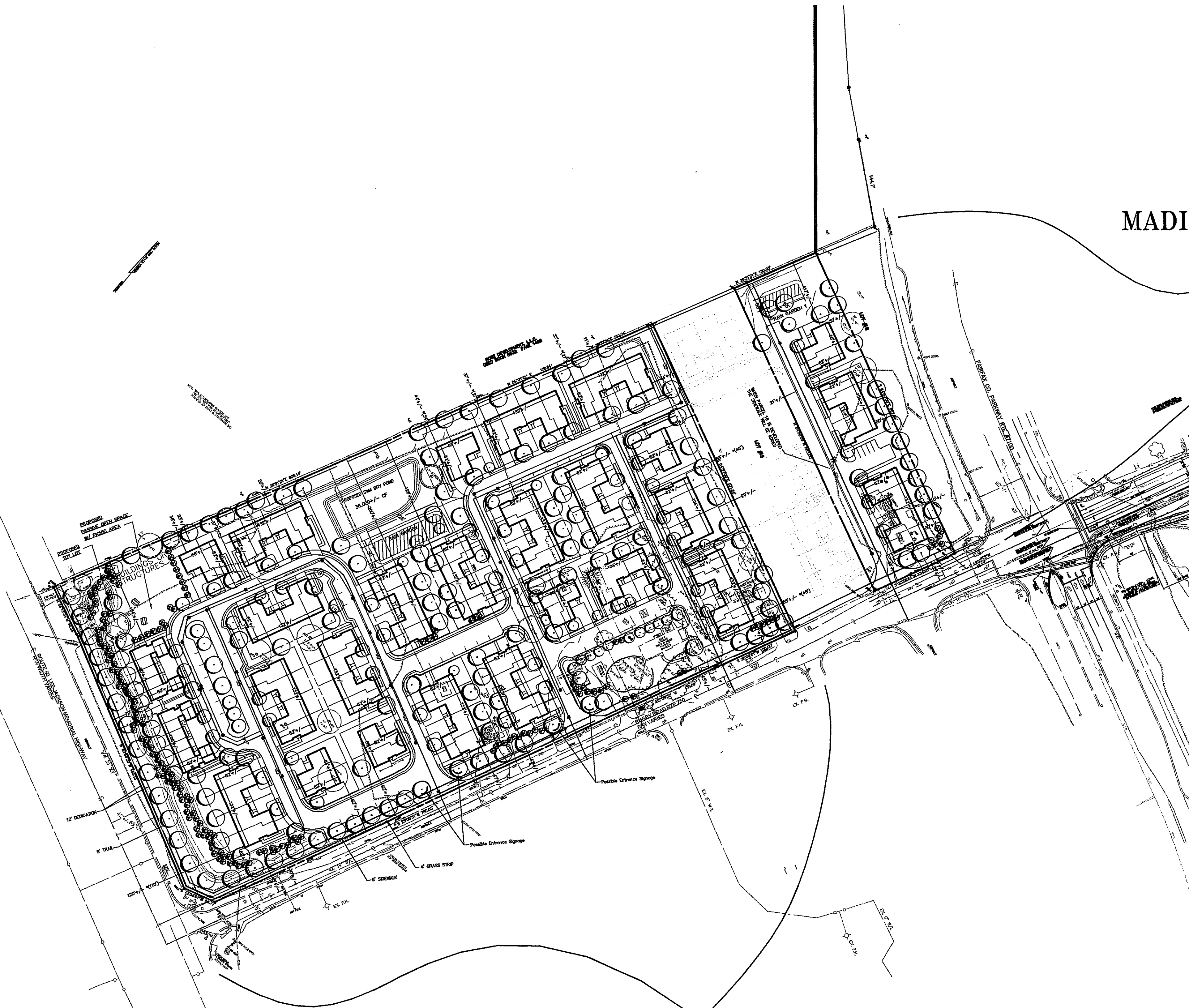
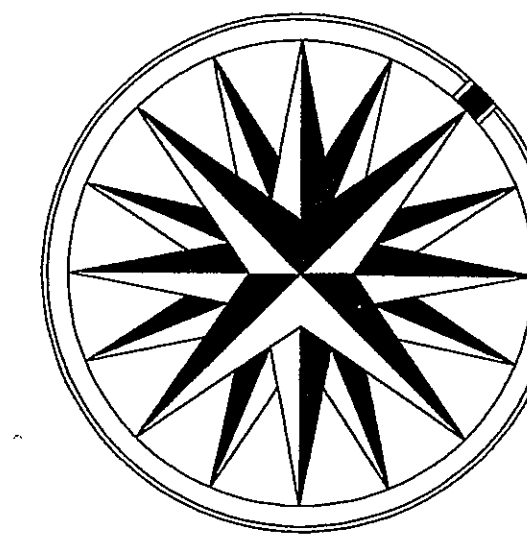
ENGINEER'S SEAL & SIGNATURE

NOTES AND TABULATION
MADISON - RUGBY ROAD II
FAIRFAX, VIRGINIA
SULLY DISTRICT

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Suite 100
Falls Church, VA 22041
(703) 649-0100 Fax (703) 649-0118

DRAWN BY DSC
DESIGNED BY DMC
CHECKED BY LM
DATE May 4, 2001
SCALE
PLAN NUMBER
ZONED
SHEET 2 OF 4
FILE NUMBER M-10287

MADISON- RUGBY ROAD II



MADISON-RUGBY ROAD I
(SEPARATE APPLICATION)

Application No. RZ 201-SU-034 Staff L. S. S. S.
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 12-11-2001
Date of (BOS) (PC) approval 1-28-2002
Sheet 3 of 4

See also RZ 201-SU-035

Revised October 23, 2001
Revised - October 12, 2001
Revised - July 26, 2001



ENGINEER'S SEAL & SIGNATURE

COMPOSITE PLAN
MADISON - RUGBY ROAD II
FAIRFAX, VIRGINIA
SULLY DISTRICT

DRAWN BY OSC
DESIGNED BY DMC
CHECKED BY LM
DATE MAY 4, 2001
SCALE 1" = 100'
PLAN NUMBER
ZONED
SHEET 3 OF 4
FILE NUMBER M-10287

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

See also RZ 2001-SU-03F

COMMONWEALTH OF MASSACHUSETTS
Timothy C. Guille
 TIMOTHY CHARLES GUILLE
 No. 0402 020112
 10-25-01

ENGINEER'S SEAL & SIGNATURE

